

DEVELOPMENT MANAGEMENT COMMITTEE

31 July, 2014

PRESENT: Councillor Mrs J Blake (Chairman), Councillors Adams, Mrs Bloom (in place of Fealey), Mrs Brandis, Cashman, Mrs Glover (in place of Bond), Mrs Polhill (ex-officio), Rand, Mrs Renshell, Miss Reynolds, Richards and Mrs F Roberts.

APOLOGIES: Councillors Fealey and Bond.

1. MINUTES

RESOLVED –

That the Minutes of the meeting held on 10 July, 2014 be approved as a correct record.

2. APPOINTMENT OF VICE CHAIRMAN

Proposed by Councillor Mrs Brandis and Seconded by Councillor Mrs Renshell that Councillor Fealey be duly appointed as Vice Chairman of the Development Management Committee for the remainder of the life of this Council.

APPOINTMENT OF TREES PANEL

Councillors Adams, Cashman, Rand, Mrs Renshell and Mrs Roberts.

3. MATTERS WITHDRAWN

14/01645/APP, 32 Grendon Way, Bierton.

Demolition of existing bungalow and garage and erection of three detached dwellings with associated parking provisions.

Report withdrawn by officers as the application could now be determined under delegated powers due to Bierton with Broughton Parish Council failing to register to speak at the committee on the application.

14/01109/APP, 45 Drayton Road, Newton Longville.

Single storey rear extension with rooflights and insertion of flue.

Report withdrawn by officers as the application could now be determined under delegated powers due to Newton Longville Parish Council failing to register to speak at the committee on the application.

4. APPLICATION DETERMINED

RESOLVED –

That the applications submitted under the Town and Country Planning Act, 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order, 2010 be determined as set out below.

NOTE: The standard planning conditions and reasons referred to are as set out in the publication “Aylesbury Vale District Council – Planning Conditions and Reasons” – dated 1st October, 2007.

14/01000/APP, Land South of The Bungalow, Verney Road, Middle Claydon.

Erection of one detached Code 6 dwelling with detached double garage including ground source heat pump with associated parking and new access.

Permission refused for the following reasons:-

1. The proposal is located in the countryside and is not required for the essential purposes of agriculture or preservation of a heritage asset and the development is not considered to be of exceptional quality reflecting the highest standards in architecture, or to be truly outstanding or innovative nor is it considered that it would significantly enhance its immediate setting, the settlement does not have any public services and no public transport and the occupants of the dwelling would therefore be overly dependent upon the car making the location and in turn the development unsustainable. Therefore, the proposal is contrary to Paragraph 55 of the National Planning Policy Framework.
2. The site consists of an area of countryside on the edge of the hamlet on one of the entrances into the settlement, the scale of the development and the extent of the domestic curtilage and the new access all of which would extend out into the countryside, and would significantly alter the appearance of the land and detract from the rural character of the locality. Therefore, the proposal is contrary to policy GP35 of the Aylesbury Vale District Local Plan.
3. The Local Planning Authority considers that there is a reasonable likelihood of protected species being present on the site. In the absence of a detailed survey carried out at the appropriate time of year, it is not possible to establish whether protected species are present on the site nor to fully assess the impacts of the proposal on them and thus to ensure that the scheme complies with the requirements of the National Planning Policy Framework.